

PHASE 2  
NOW  
AVAILABLE

# THE TANNERY

CAIRNS HILL, SLIGO

Welcome to The Tannery – where luxury meets convenience and comfort...

Nestled in a serene locality, in an elevated setting overlooking Sligo, these Architect designed

A Rated homes offer an unparalleled combination of sophistication and functionality.

The development's location is second to none. Within 2km of your door are an exceptional range of local facilities and attractions with all amenities within easy range.

### **Here's why The Tannery is the perfect place to call home:**

**A-Rated homes:** Choose from a range of 3 and 4-bedroom houses or stylish 1 and 2 bedroom apartments, each offering spacious layouts, high-quality finishes, and energy-efficient features.

**Contemporary design:** Each home is a of contemporary architecture, featuring clean lines, expansive windows, and premium finishes. From sleek kitchens to spacious living areas, every detail is designed to elevate your lifestyle.

**Surrounding scenery:** Situated on an elevated site, The Tannery boasts views over Sligo and its stunning surrounding landscape including Knocknarea and Benbulbin Mountain and Sligo Bay in the distance.

**Community living:** Embrace the sense of community at The Tannery. Connect with neighbours in landscaped green and communal recreation areas.

### **Exceptional local amenities and attractions:**

Within short walking or cycling distance there are a host of local amenities including parks, hotel and leisure facilities.

**Outdoor Activities:** Enjoy surfing, sailing, golf, hiking and a variety of sports clubs all within easy range.

**Quality Assurance:** Every home built to the highest standards of quality and craftsmanship.

**Convenient Location with strong transport links:** Minutes from all amenities with convenient access to the N4 Sligo-Dublin Road, a regular local bus service to Cairns Hill, and close to Sligo's main train station.

**Urban convenience & family-friendly:** Enjoy the convenience of city living with a superb selection of top rated schools, sporting and cultural facilities all within easy access.





# MODERN GATEWAY CITY WITH ANCIENT HERITAGE & CULTURE

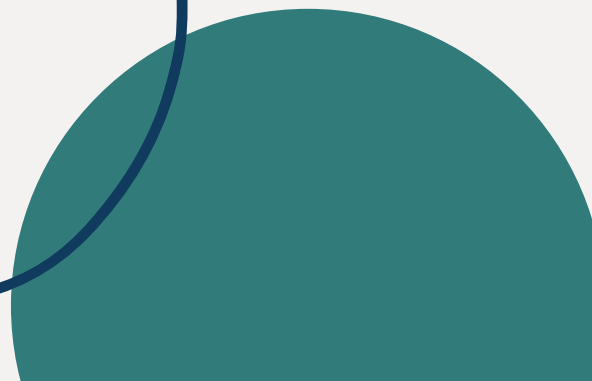
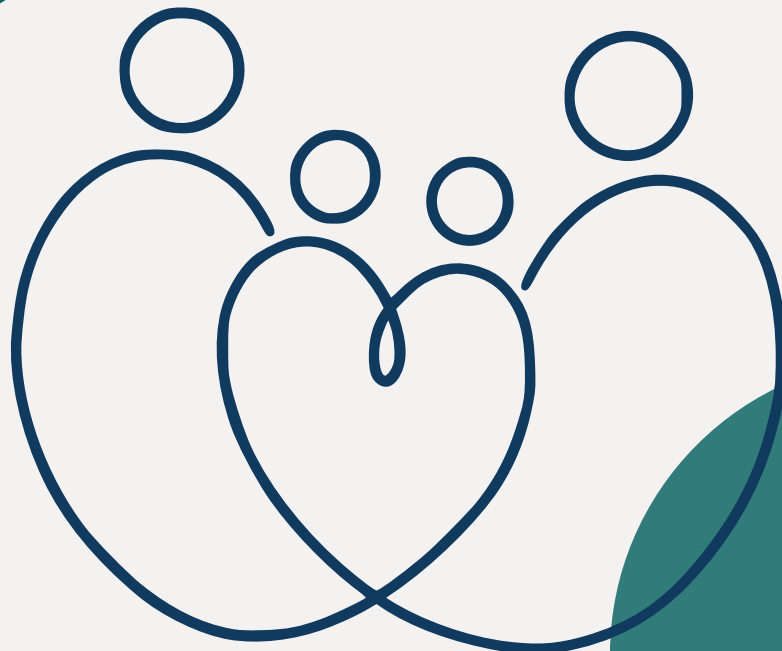
Set In the heart of the Wild Atlantic Way, Sligo offers the perfect blend of urban excitement and natural beauty. The Tannery, Cairns Hill places you in the centre of it all.

- **Discover a cultural hub:** Immerse yourself in Sligo's rich heritage with its art galleries, museum, theatres, and lively music scene.
- **Savour culinary delights:** Explore a diverse range of restaurants, from traditional Irish pubs to international cuisine.
- **Shop and stroll:** Enjoy a vibrant mix of independent, high-street stores, markets, and festivals like Sligo Summer Festival and the Yeats International Arts Festival.
- **Walk or cycle to amenities:** Enjoy easy access to Parks, Hotels, Sligo Retail Park, local shops and supermarkets, Sligo Race Course, Markievicz Park GAA ground and Waterglades Marina at Lough Gill.
- **Breathtaking beaches:** Discover stunning local beaches for swimming, surfing or just relaxing.
- **Lakeside tranquility:** The Tannery is only minutes from the serene beauty of Lough Gill, know for its picturesque islands and ancient folklore.
- **Sports:** A huge range of sports are on offer including, GAA, Soccer, Rugby Clubs. There is opportunity to tee off at a variety of exceptional golf courses in the county, many within a 15 minute drive. Sligo Yacht Club is also within easy range at Rosses Point.

*Embrace a lifestyle where both city living and coastal and countryside  
adventures are side by side.*



# *Eligible Government Initiatives*



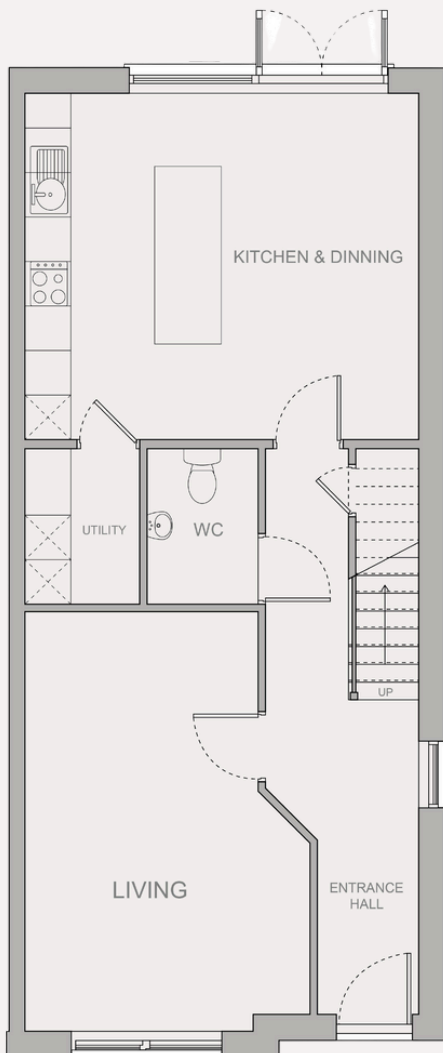


# Laurel - A

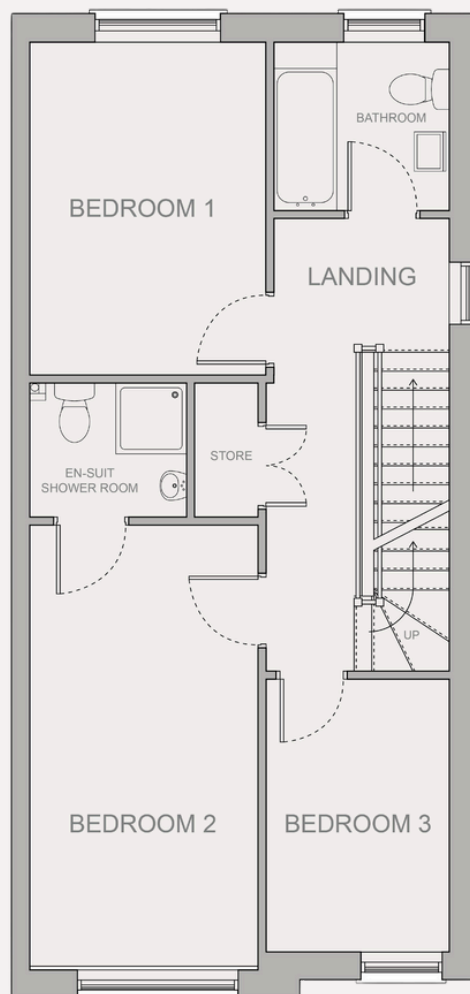


## 4 Bedroom home

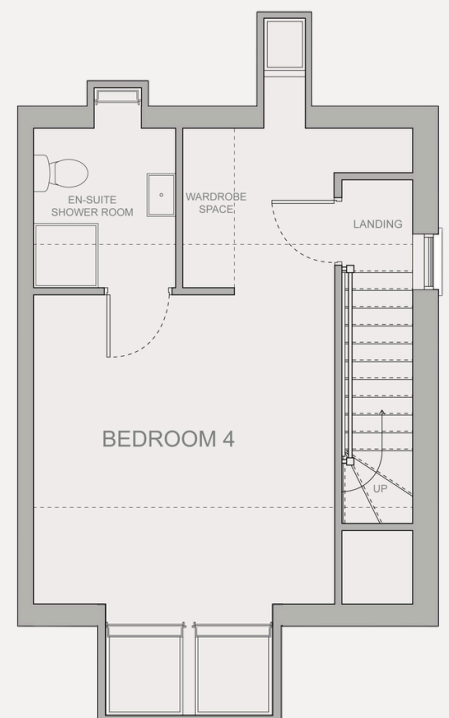
150 sq. metres (1614. feet) approx



GROUND FLOOR PLAN



FIRST FLOOR PLAN



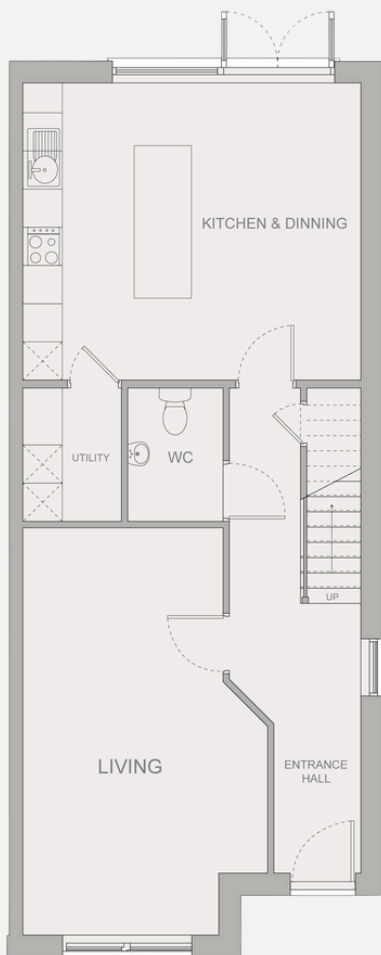
SECOND FLOOR PLAN

# Birch - B

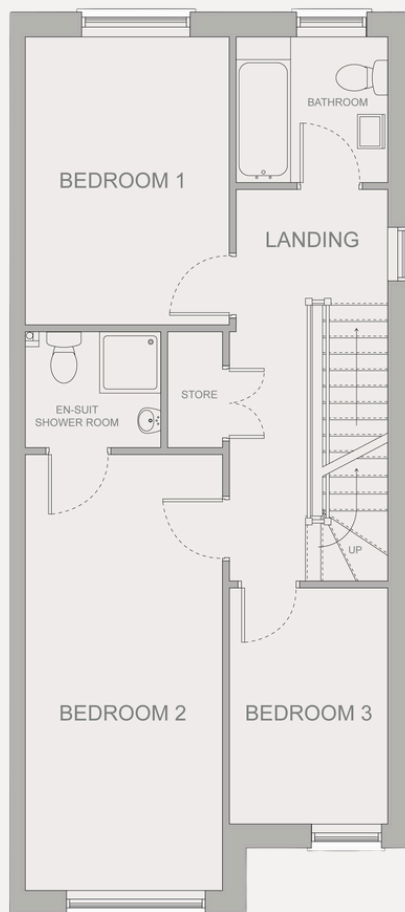


## 4 Bedroom home

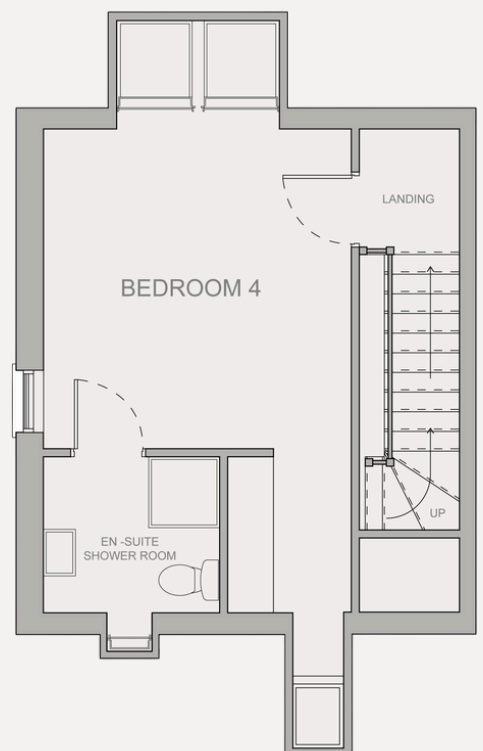
150 sq. metres (1614. feet) approx



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

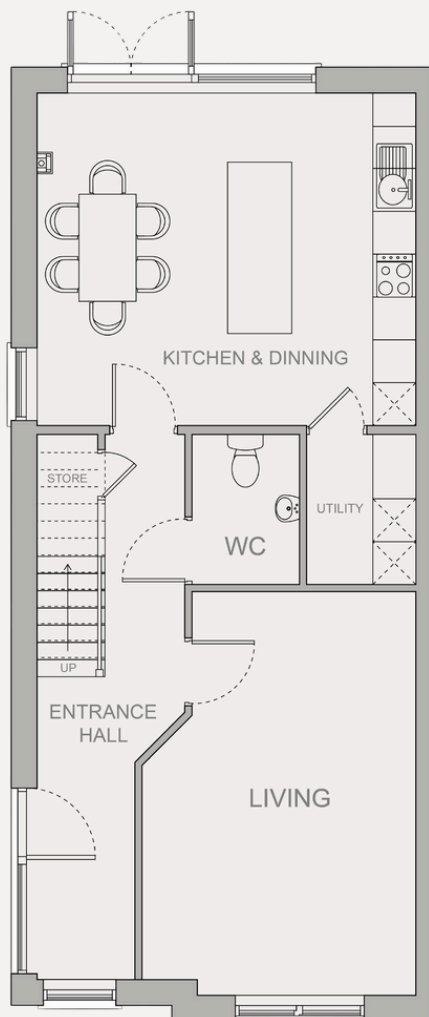


# Laurel - C

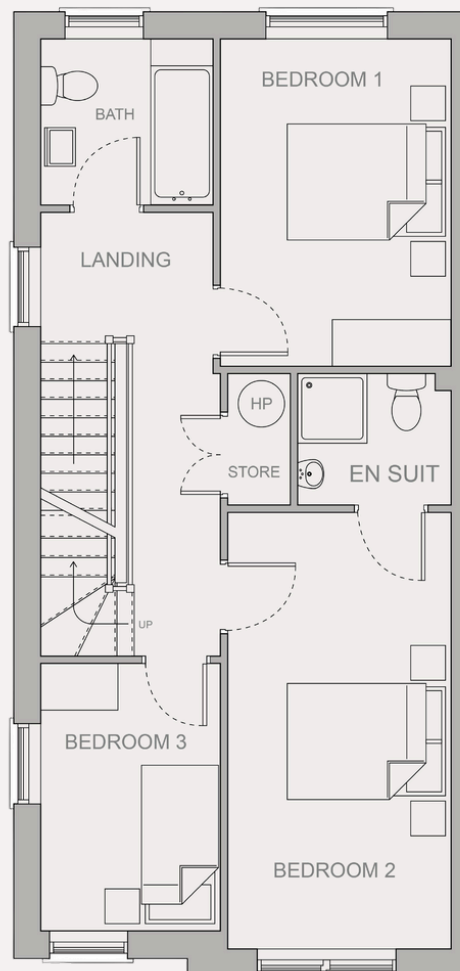


## 3 Bedroom home

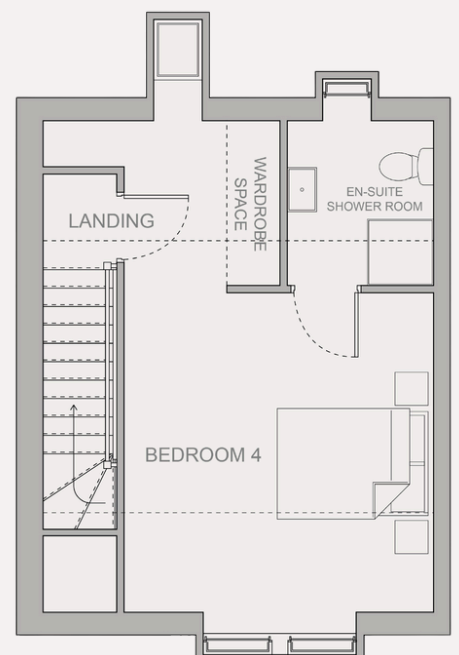
117 sq. metres (1259. feet) approx



GROUND FLOOR PLAN C



FIRST FLOOR PLAN C



SECOND FLOOR PLAN C

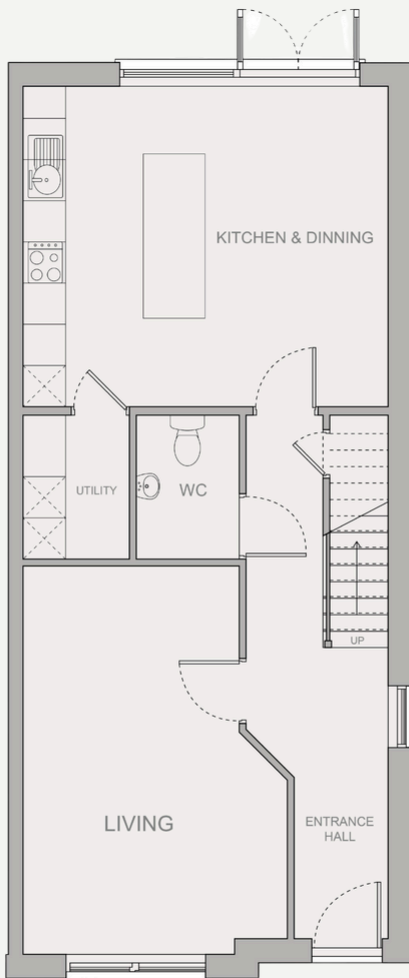


# Elm - K

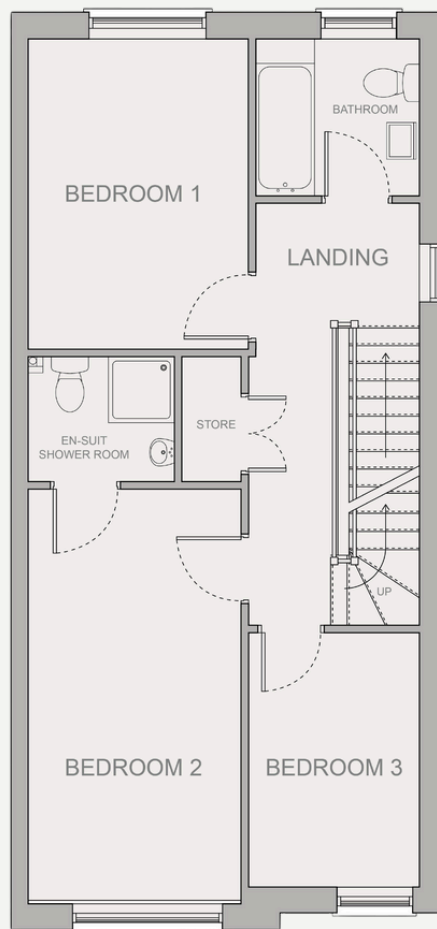


## 3 Bedroom plus attic room

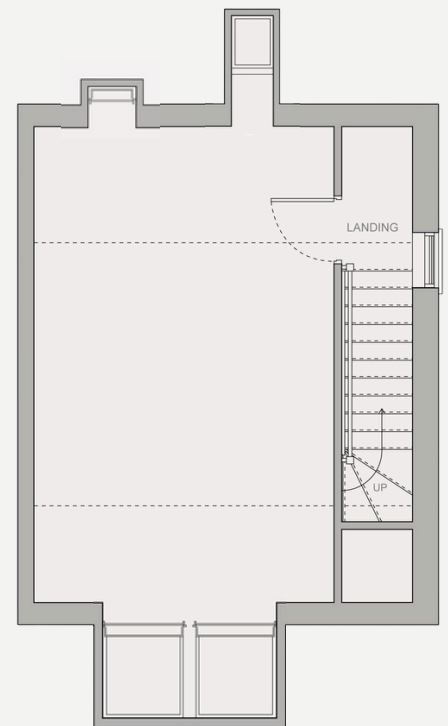
150 sq. metres (1614sq. feet) approx



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

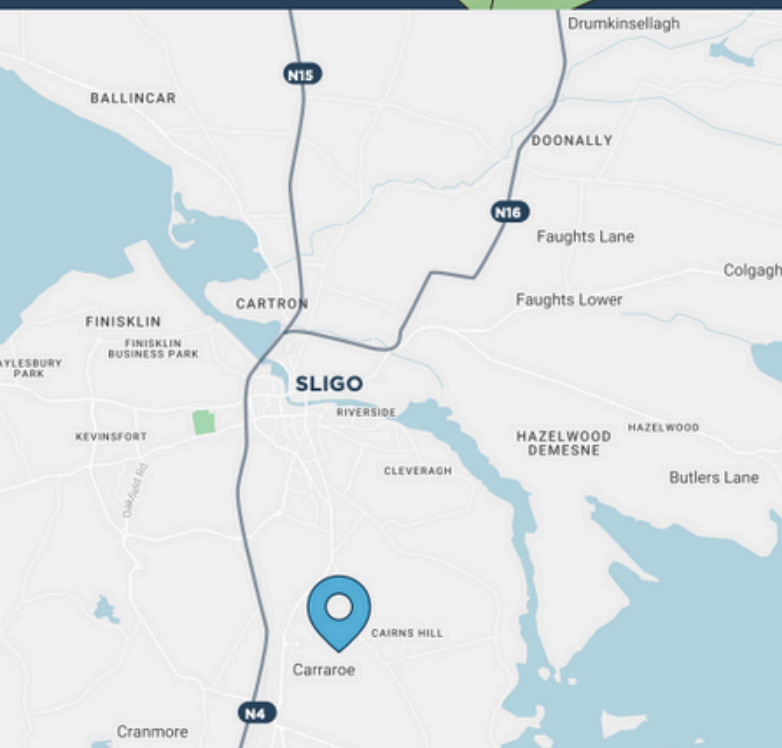


# SITE MAP



## KEY

- Laurel C
- Laurel A
- Birch B
- Elm K
- Maple D
- Maple E
- Maple F
- Birch G1 & G4
- Birch G2 & G3
- Willow H
- Hazel J



## MAPLE







## Contact Sole Selling Agents

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**Draper**

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WALLACE**

### Developers

**NOVOT  
HOLDINGS**

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